



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

October 13, 1993

Charles Mentzer, Esquire  
7902 Belair Road  
Baltimore, MD 21236

RE: Case No. R-89-462  
Alva & Nadine Hoopengardner, Petitioners

Dear Mr. Mentzer:

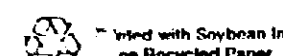
The Board has completed an audit of pending cases before it and has located the above-referenced Petition for Reclassification, on which you appear as Counsel for Petitioner. This Petition was filed with the Board prior to the County Council's enactment of the 1992 Comprehensive Zoning Maps. In view of this subsequent enactment by the Council, your Petition for Reclassification of the subject property is moot. The Board will therefore withdraw your Petition from its docket of pending cases and close our file.

Please contact me within fifteen (15) days from the date of this letter if you have any questions or comments concerning the above action.

Very truly yours,

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

cc: Alva & Nadine Hoopengardner  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
James Thompson /ZADM  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM



Printed with Soy-based Ink  
on Recycled Paper

RE: PETITION FOR RECLASSIFICATION  
FROM D.R. 5.5 TO B.L.-C.N.S. ZONE  
S/S Eddlynoch Dr., 510' E/C/L of  
Church Rd., 12th Election Dist.  
7th Councilmanic Dist.  
ALVA & NADINE HOOPENGARDNER,  
Petitioners

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 17th day of July, 1989, a copy of the foregoing Entry of Appearance was mailed to Charles Mentzer, Esquire, 7902 Belair Rd., Baltimore, MD 21236, Attorney for Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

CS-111W 17 JUL 89  
RECEIVED  
COUNTY BOARD OF APPEALS

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1229 Date of Posting: 11/22/89  
Posted for: *Reclassification*  
Petitioner: *Alva & Nadine Hoopengardner*  
Location of property: *510 Eddlynoch Drive, 510' E/C/L of Church Rd.*  
Location of Sign: *Along Eddlynoch Drive, approx. 15' from roadway on property of Petitioner*  
Remarks: *See above*  
Posted by: *William T. Hackett* Date of return: 12/1/89  
Number of Signs: 1

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 16, 1989.

NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER

*S. Zebe Olson*  
Publisher

NOTICE OF HEARING  
ZONING RECLASSIFICATION  
Petition for Zoning Reclassification  
Case Number: CR-89-462  
S/S Eddlynoch Drive, 510' E/C/L of Church Rd., 12th Election Dist.  
Petitioner: Alva & Nadine Hoopengardner  
Beginning at the centerline of Eddlynoch Drive, a 24' right-of-way, at a distance of 510' easterly from the centerline of Church Road, thence running the following courses:  
(1) South 19 degrees 00 minutes 00 seconds West 162 feet;  
(2) North 71 degrees 30 minutes 00 seconds West 90 feet;  
(3) South 19 degrees 00 minutes 00 seconds West 177.28 feet;  
(4) South 71 degrees 00 minutes 00 seconds East 192.80 feet;  
(5) North 19 degrees 00 minutes 00 seconds East 340.93 feet to centerline of Eddlynoch Drive, thence with said road;  
(6) North 71 degrees 30 minutes 00 seconds West 102.83 feet to the point of beginning.  
Containing 1.17 acres or 50,965 square feet of land, more or less.

## PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an B.L.-C.N.S. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for See Attached.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

See Attached

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Charles Mentzer

(Type or Print Name)

Signature

7902 Belair Road

Address

Baltimore, Maryland 21236

City and State

Attorney's Telephone No.: (301) 882-9295

Legal Owner(s):

Alva Hoopengardner

(Type or Print Name)

Signature

Nadine Hoopengardner

(Type or Print Name)

Signature

7804 Wise Avenue (301) 285-7061

Address

Baltimore, Maryland 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

BABC-Form 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD. November 20, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 16, 1989.

THE JEFFERSONIAN

*S. Zebe Olson*  
Publisher

*Mr. Bartko called (288-2517)  
Sign was not posted  
in the correct place.  
Nobody had a chance  
to see it.*  
*L*

*R-89-462  
Hoopengardner*

## REASONS FOR RE-CLASSIFICATION AND RE-DISTRICTING

The Petitioners respectfully request that the subject property be re-classified and re-districted from a D.R. 5.5 Zone to a B.L.-C.N.S. Zone for the following reasons:

1. An error was made when the 1988 Comprehensive Zoning Maps were adopted in view of the fact that the subject property had been Zoned B.L. since 1957 and the C.N.S. District was superimposed with the adoption of the 1971 Zoning Maps.
2. The adjacent property to the west also had the same zoning.
3. A shopping center presently exists immediately to the east and commercial uses presently exist to the south fronting on Wise Avenue.
4. The subject property is suitable for use as a buffer between the shopping center and the houses.
5. When the Petitioners purchased the property it was their intent to use portions of the property for commercial use and that was a consideration for the purchase of the property; the re-zoning deprives the Petitioners of that use.
6. For such other and further reasons as are appropriate at the time of a hearing.

## NOTICE OF HEARING

PETITION FOR ZONING RECLASSIFICATION

Petition for Zoning Reclassification  
Case Number: CR-89-462  
S/S Eddlynoch Drive, 510' E. East of centerline of Church Road  
Petitioner(s): Alva and Nadine Hoopengardner

Beginning at the centerline of Eddlynoch Drive, a 24' right-of-way, at a distance of 510' easterly from the centerline of Church Road, thence running the following courses:  
1) South 19 degrees 00 minutes 00 seconds West 162 feet;  
2) North 71 degrees 30 minutes 00 seconds West 90 feet;  
3) South 19 degrees 00 minutes 00 seconds West 177.28 feet;  
4) South 71 degrees 00 minutes 00 seconds East 192.80 feet;  
5) North 19 degrees 00 minutes 00 seconds East 340.93 feet to centerline of Eddlynoch Drive, thence with said road;  
6) North 71 degrees 30 minutes 00 seconds West 102.83 feet to the point of beginning.  
Containing 1.17 acres or 50,965 square feet of land, more or less.

Petition to reclassify the property from an D.R. 5.5 to an B.L.-C.N.S. zone.

TIME: 10:00 a.m.  
DATE: TUESDAY, DECEMBER 12, 1989  
LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals



PROPERTY DESCRIPTION  
HOOPENGARDNER - ZONING RECLASSIFICATION

Beginning at the centerline of Eddlynoch Drive, a 24' right-of-way, at a distance of 510' easterly from the centerline of Church Road, thence running the following courses;

- 1) South 19 degrees 00 minutes 00 seconds West 162 feet;
- 2) North 71 degrees 30 minutes 00 seconds West 90 feet;
- 3) South 19 degrees 00 minutes 00 seconds West 177.28 feet;
- 4) South 71 degrees 00 minutes 00 seconds East 192.80 feet;
- 5) North 19 degrees 00 minutes 00 seconds East 340.93 feet to centerline of Eddlynoch Drive, thence with said road;
- 6) North 71 degrees 30 minutes 00 seconds West 102.83 feet to the point of beginning.

Containing 1.17 acres or 50,965 square feet of land, more or less.









NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-89-462 ALVA & NADINE HOOPENGARDNER  
S/S Eddlynnh Dr., 510' E c/l Church Rd.  
12th Election District  
7th Councilmanic District  
Day #2 from 12/12/89  
(Cont'd on the record -  
no testimony taken)

Reclassification from D.R.5.5 to BL - C.N.S.

which was scheduled for hearing on February 21, 1990 has been POSTPONED at the request of Counsel for Petitioners due to Circuit Court conflict. No reset date. To be reset at the request of Counsel.

cc: Alva & Nadine Hoopengardner Petitioners/Legal Owners  
Charles Mentzer, Esquire Counsel for Petitioners/Legal Owners  
Mr. James Earl Kraft Baltimore County Board of Education  
Phyllis C. Friedman, Esq. People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

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JAN 24 1990

ZONING OFFICE  
Legal Secretary

Paul H. Reincke  
Chief

William Hackett  
Chairman, Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Dennis F. Rasmussen  
County Executive

Re: Property Owner: Alva & Nadine Hoopengardner

Location: S/S Eddlynnh Dr., 510' E Centerline Church Road

Item No.: Twelve (12)

Zoning Agenda: 4/89-10/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/j1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James H. Thompson  
Zoning Enforcement

Date: December 12, 1989

FROM: Peter Max Zimmerman  
Deputy People's Counsel

SUBJECT: Alva & Nadine Hoopengardner, Petitioners  
Zoning Case No. R-89-462 (Item 12, Cycle 1)

On December 12, 1989, the County Board of Appeals granted a continuance of the zoning reclassification petition on Eddlynnh Drive.

It came to my attention that there is a pending zoning enforcement action on the same property. The question was also raised as to the identity of the owner of the property. The zoning reclassification petition is filed in the name of Hoopengardner. Can you clarify, from your research, who the owner is and what interest precisely does Hoopengardner have in this property?

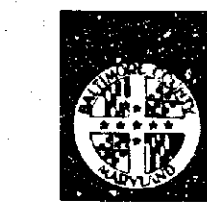
Thank you for your consideration.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

PMZ:sh

RECEIVED  
DEC 13 1989  
ZONING OFFICE

May 9, 1989



Dennis F. Rasmussen  
County Executive

Mr. William Hackett  
Chairman, Board of Appeals  
County Office Building  
Towson, Maryland 21204

Zoning Reclassification Cycle 1  
Item No. 12

April - October, 1989

Property Owner:  
Case No./Hearing Date:

Alva & Nadine Hoopengardner  
R-89-462; December 12, 1989

Location:

Eddlynnh Drive 510' E. of the

centerline of Church Road.

D.R. - 5.5

12th

Existing Zoning:

7th

Election District:

Councilmanic District:

Acres:

Proposed Zoning:

1.17

B.L. - C.N.S.

Dear Mr. Hackett:

The existing D.R. - 5.5 zoning can be expected to generate approximately 65 trips per day. The proposed B.L. - C.N.S. zoning can be expected to generate approximately 550 trips per day.

Eddlynnh Drive has only a 24 Right-of-way, and cannot be considered adequate for commercial use.

Very truly yours,

*[Signature]*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/lvw

ZONING ENFORCEMENT

Baltimore County  
Zoning Office  
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: William Hackett  
Chairman, Board of Appeals

September 19, 1989

FROM: James H. Thompson  
Zoning Enforcement Coordinator

RE: Zoning Reclassification Cycle 1  
Item No. 12

The above subject matter is scheduled for a hearing on December 12, 1989 at 10:00 a.m.

Presently, this office has an active violation case against the property located at S/S Eddlynnh Drive, 510' E. centerline Church Road. We are seeking an injunction in the District Court of Maryland, Baltimore County for use of the site to store inoperative and unlicensed motor vehicles and parts thereof.

A review of the assessment records indicates that on April 3, 1989 ownership transferred from Alva Hoopengardner to William N. Scherer, Trustee. Zoning Commissioner, J. Robert Haines instructed me to notify you of this fact noting that the property was listed in "The Jeffersonian" on May 4, 1989 and May 11, 1989 as having Alva and Nadine Hoopengardner as the property owners.

If further questions remain, please contact this office at 887-3351.

JHT:ljs

ZONING ENFORCEMENT

Baltimore County  
Zoning Office  
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Peter Max Zimmerman  
Deputy People's Counsel

April 23, 1990

FROM: James H. Thompson  
Zoning Enforcement Coordinator

RE: Alva and Nadine Hoopengardner-Petitioners  
Zoning Case No. R-89-462  
(Item No. 12, Cycle 1)

First, my apologies for not responding to your letter in a more timely fashion. Having reviewed this case regarding property ownership with Timothy Ketroco, Assistant Court Attorney, in lieu of the deeds, Alva and Nadine Hoopengardner are the present owners of the property in question.

This office is in the process of filing a new Petition for Permanent Injunction and Show Cause Order against the Hoopengardners for using their property as a junk yard.

If further questions exist regarding any action by this office, please contact me at 887-3351.

JHT:ech

1/9/90 - Following parties notified of hearing set for February 21, 1990 at 10:00 a.m.:

*Day #2 from 12/12/89 -  
(Cont'd on the record -  
no testimony taken)*  
Alva & Nadine Hoopengardner  
Charles Mentzer, Esquire  
Mr. James Earl Kraft  
Phyllis C. Friedman, Esq.  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning

1/23/90 - Above parties notified of Postponement at the request of Counsel for Petitioner; no reset date. To be reset at request of Counsel.

4/24/90 - Telephoned Charles Mentzer, Esq.'s office to ask status of case (should case be set in or does Mr. Mentzer intend to withdraw Petition). Mr. Mentzer was out of office - message left with secretary.

10/13/93 - Ltr to Charles Mentzer, Esq. - Counsel for Petitioners; Petition for Reclass. is MOOT as result of enactment of 1992 Comp. Zoning Maps by County Council; petition to be withdrawn from Board's docket and case closed. Allowing 15 days for comment/questions.

J. ROBERT HAINES  
ZONING COMMISSIONER  
Plaintiff  
vs.  
WILLIAM N. SCHERER, TRUSTEE  
7804 Wise Avenue  
Baltimore, Maryland 21222  
Defendant

IN THE  
DISTRICT COURT  
OF MARYLAND FOR  
BALTIMORE COUNTY  
CASE NO.

PETITION FOR PERMANENT INJUNCTION & SHOW CAUSE ORDER

J. Robert Haines, Zoning Commissioner for Baltimore County, Maryland, Plaintiff, by his undersigned attorney, pursuant to Section 4-401(7) of the Courts and Judicial Proceedings Article of the Annotated Code which confers upon this Court the exclusive original jurisdiction to hear a Petition for Injunction for a zoning violation, petitions this Court to permanently enjoin the Defendant from violating the zoning laws of Baltimore County, Maryland and for reasons says:

- That the Defendant is the owner of premises located at the Southside of Eddlynnh Drive, 510 feet East of the Centerline of Church Road, Baltimore County Maryland, zoned D.R. 5.5.
- That the Defendant has violated the Baltimore County Zoning Regulations in the following manner:
  - Use of the subject premises as a junk yard by storing inoperative and unlicensed motor vehicles and parts thereof.
- Recent complaints and inspections reveal that the Defendant continues to violate the Baltimore County Zoning Regulations.

*Being refiled  
charging correct  
owners.*



4. That the Plaintiff is without a remedy to enforce correction of the violations aforesaid which continue to be detrimental to the health, safety and welfare of the entire community.

WHEREFORE, the Plaintiff requests the Court to pass an Order:

a. Permanently enjoining the Defendant from violating any of the Baltimore County Zoning Regulations; and

b. Ordering the Defendant to correct the violation immediately by:

1. Removal of all unlicensed and inoperative motor vehicles and parts thereof from the subject property.

c. For such further and other relief as the nature of this cause may require.

*Timothy M. Kofroco*  
Timothy M. Kofroco  
Assistant County Attorney  
Courthouse, 2nd Floor  
Towson, Maryland 21204  
301/587-5657

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4<sup>th</sup> day of October, 1989, a copy of the foregoing Petition for Permanent Injunction and Show Cause Order was mailed, postage prepaid, to Charles Mentzer, Esquire, 7902 Belair Road, Baltimore, Maryland 21236.

*Timothy M. Kofroco*  
Timothy M. Kofroco  
Assistant County Attorney  
Courthouse 2nd Floor  
Towson, Maryland 21204  
301/587-5657

J. ROBERT HAINES  
ZONING COMMISSIONER  
Plaintiff

vs.

WILLIAM N. SCHERER  
7804 Wise Avenue  
Baltimore, Maryland 21222  
Defendant

IN THE  
DISTRICT COURT  
OF MARYLAND FOR  
BALTIMORE COUNTY  
CASE NO.

#### SHOW CAUSE ORDER

Upon consideration of the Petition for Permanent Injunction filed by the Zoning Commissioner for Baltimore County, Maryland, it is this day of , 1989,

ORDERED, that the Defendant be and the same is hereby directed to appear in this Court at on the day of , 1989, and show cause why they should not be permanently enjoined from violating the provisions of the Baltimore County Zoning Regulations, provided that a copy of the foregoing Petition for Permanent Injunction and Show Cause Order be served upon the Defendant on or before the day of , 1989.

JUDGE

INQ DATE 09/18/89 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:12:23  
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE  
12-06-020790 12 3 PH2 NB 08013B D 05/26/89  
SCHERER WILLIAM N, TRUSTEE  
07804 WISE AV  
BALTIMORE MD 21222

PRIMARY DESC... A 1.169 AC  
SUPPLEMENTAL DESC... SWS EDDLYNCH DR  
IMPRV ADDRESS EDDLYNCH DR SWS  
NEAREST INTER... NR LYNCH RD  
STRUCTURE... STATE CODE...

LOT... MAP..... 103 FRONT. 102.83 TRANSFER DATE... 04/03/89  
BLOCK... BLOCK..... 12 BACK.. 192.80 TRANSFER NO..... 015904  
SECTION... PARCEL. 00218 SIDE1. 392.80 PURCHASE PRICE 0  
PLAT..... LIBER.. 8137 SIDE2. 340.93 GROUND RENT.... 0  
BOOK..... FOLIO... 0671 FORMER OWNER. HOOPENGARDNER ALVA  
FOLIO.... SQ FT LOT.... 53,802 (M)

\*FULL VALUE\* LAND IMPRV PREF-LAND CURTILAGE EX LAND EX IMPRV BLIND  
CURRENT 0 0 0 0 0 0  
PROPOSED 0 0 0 0 0 0

\*\*\*\*BASIS\*\*\*\* YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL  
89/90 ASSESMT 8811 0 0 0 0 0 0  
88/89 ASSESMT 8709 0 7,680 0 0 0 0  
87/88 ASSESMT 8611 0 6,530 0 0 0 0

INQ DATE 02/20/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 14:25:31  
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE  
12-06-020790 12 3 PH3 NB 08013B D 05/26/89  
SCHERER WILLIAM N, TRUSTEE  
07804 WISE AV  
BALTIMORE MD 21222

PRIMARY DESC... A 1.169 AC  
SUPPLEMENTAL DESC... SWS EDDLYNCH DR  
IMPRV ADDRESS EDDLYNCH DR SWS  
NEAREST INTER... NR LYNCH RD  
STRUCTURE... STATE CODE...

LOT... MAP..... 103 FRONT. 102.83 TRANSFER DATE... 04/03/89  
BLOCK... BLOCK..... 12 BACK.. 192.80 TRANSFER NO..... 015904  
SECTION... PARCEL. 00218 SIDE1. 392.80 PURCHASE PRICE 0  
PLAT..... LIBER.. 8137 SIDE2. 340.93 GROUND RENT.... 0  
BOOK..... FOLIO... 0671 FORMER OWNER. HOOPENGARDNER ALVA  
FOLIO.... SQ FT LOT.... 53,802 (M)

\*FULL VALUE\* LAND IMPRV PREF-LAND CURTILAGE EX LAND EX IMPRV BLIND  
CURRENT 0 0 0 0 0 0  
PROPOSED 0 0 0 0 0 0

\*\*\*\*BASIS\*\*\*\* YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL  
89/90 ASSESMT 8811 0 0 0 0 0 0  
88/89 ASSESMT 8709 0 7,680 0 0 0 0  
87/88 ASSESMT 8611 0 6,530 0 0 0 0

*This 1.17 acres has been subdivided into:*

Lot #1 ... 308 ACAS  
Lot #2 ... 495 "  
Parcel "A" ... 36 "

INQ DATE 03/01/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 14:59:10  
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE  
12-00-010585 12 3 PH3 04 NU 08013P 09/18/89  
HOOPENGARDNER ALVA  
HOOPENGARDNER NADINE  
07804 WISE AV  
BALTIMORE MD 21222

PRIMARY DESC... L SWS EDDLYNCH DR  
SUPPLEMENTAL DESC... .308 AC  
IMPRV ADDRESS EDDLYNCH DR SWS  
NEAREST INTER... 0520 W LYNCH RD  
STRUCTURE... STATE CODE...

LOT... MAP..... 103 FRONT. 82.88 TRANSFER DATE... 04/03/89  
BLOCK... BLOCK..... 12 BACK.. 82.83 TRANSFER NO..... 015903  
SECTION... PARCEL. 00708 SIDE1. 162.00 PURCHASE PRICE 0  
PLAT..... LIBER.. 8137 SIDE2. 162.00 GROUND RENT.... 0  
BOOK..... FOLIO... 0674 FORMER OWNER. SCHERER WILLIAM N, JR, TRUSTEE  
FOLIO.... SQ FT LOT.... 13,415 (M)

\*FULL VALUE\* LAND IMPRV PREF-LAND CURTILAGE EX LAND EX IMPRV BLIND  
CURRENT 12,700 0 0 0 0 0  
PROPOSED 20,970 0 0 0 0 0

\*\*\*\*BASIS\*\*\*\* YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL  
90/91 ASSESMT 8911 0 8,560 8,560 0 0 0  
\*\*\*\* ASSESMT 0 7,740 0 0 0 0  
\*\*\*\* ASSESMT 0 0 0 0 0 0

INQ DATE 03/01/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 15:03:26  
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE  
12-00-010586 12 3 PH3 04 NU 08013P 11/22/89  
HOOPENGARDNER ALVA  
HOOPENGARDNER NADINE  
07804 WISE AV  
BALTIMORE MD 21222

PRIMARY DESC... L SWS EDDLYNCH DR  
SUPPLEMENTAL DESC... .495 AC  
IMPRV ADDRESS EDDLYNCH DR SWS  
NEAREST INTER... 0602 W LYNCH RD  
STRUCTURE... X31-100-A STATE CODE...

LOT... MAP..... 103 FRONT. .00 TRANSFER DATE... 04/03/89  
BLOCK... BLOCK..... 12 BACK.. .00 TRANSFER NO..... 015902  
SECTION... PARCEL. 00709 SIDE1. .00 PURCHASE PRICE 0  
PLAT..... LIBER.. 8137 SIDE2. .00 GROUND RENT.... 0  
BOOK..... FOLIO... 0678 FORMER OWNER. SCHERER WILLIAM N, JR, TRUSTEE  
FOLIO.... SQ FT LOT.... 21,562 (M)

\*FULL VALUE\* LAND IMPRV PREF-LAND CURTILAGE EX LAND EX IMPRV BLIND  
CURRENT 23,010 77,910 0 0 0 0  
PROPOSED 23,010 85,110 0 0 0 0

\*\*\*\*BASIS\*\*\*\* YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL  
90/91 ASSESMT 8911 0 44,180 44,180 0 0 0  
\*\*\*\* ASSESMT 0 44,800 0 0 0 0  
\*\*\*\* ASSESMT 0 0 0 0 0 0

INQ DATE 03/01/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 15:03:53  
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE  
12-00-010587 12 3 PH3 04 NU 08013P 06/06/89  
HOOPENGARDNER ALVA  
HOOPENGARDNER NADINE  
07804 WISE AV  
BALTIMORE MD 21222

PRIMARY DESC... L SWS EDDLYNCH DR  
SUPPLEMENTAL DESC... .367 AC RER 162 FT  
IMPRV ADDRESS EDDLYNCH DR SWR  
NEAREST INTER... 0602 W LYNCH RD  
STRUCTURE... STATE CODE...

LOT... MAP..... 103 FRONT. 90.00 TRANSFER DATE... 04/03/89  
BLOCK... BLOCK..... 12 BACK.. 90.00 TRANSFER NO..... 015904  
SECTION... PARCEL. 00218 SIDE1. 178.07 PURCHASE PRICE 0  
PLAT..... LIBER.. 8137 SIDE2. 177.28 GROUND RENT.... 0  
BOOK..... FOLIO... 0682 FORMER OWNER. SCHERER WILLIAM N, JR, TRUSTEE  
FOLIO.... SQ FT LOT.... 0 ( )

\*FULL VALUE\* LAND IMPRV PREF-LAND CURTILAGE EX LAND EX IMPRV BLIND  
CURRENT 21,620 0 0 0 0 0  
PROPOSED 21,620 0 0 0 0 0

\*\*\*\*BASIS\*\*\*\* YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL  
90/91 ASSESMT 8911 0 8,830 8,830 0 0 0  
\*\*\*\* ASSESMT 0 9,180 0 0 0 0  
\*\*\*\* ASSESMT 0 0 0 0 0 0

*Mentzer and Mentzer*  
Attorneys at Law

December 6, 1989

William T. Hackett, Chairman  
County Board of Appeals of Baltimore County  
Room 315  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Reclassification  
S/S Eddlynn Drive, 510 ft East of  
Centerline of Church Road  
Petitioners: Alva and Nadine Hoopengardner  
Case No. LR-89-462

Dear Mr. Hackett:

Unfortunately, I have other matters that are scheduled on the above date and I would request a continuance.

We would request that the continuance be sometime in January, 1990 and I have available the following dates.

January 24th and 25th, 1990

February 1st, 5th, 6th and 7th, 1990.

If these dates are insufficient please contact my secretary and we will agree to another date.

REPLY TO  
BALTIMORE OFFICE  
7902 Belair Road  
Baltimore, MD 21236  
301 582-5695  
DUNDALK OFFICE  
301 282-4800  
FREDERICK OFFICE  
301 299-3705  
SOUTH BALTIMORE OFFICE  
1301 South Hanover Street  
Baltimore, MD 21230

RECEIVED  
COUNTY BOARD OF APPEALS  
1989 DEC 13 9-3065

*Lot #1*

*Lot #2*

*Parcel "A"*



**Mentzer and Mentzer**  
Attorneys at Law

CHARLES S. MENTZER  
CHARLES E. MENTZER  
OF Counsel  
Atraham Levin

REPLY TO  
BALTIMORE OFFICE

BALTIMORE OFFICE  
7902 Belair Road  
Baltimore, MD 21236  
301 862-9595

DUNDALK OFFICE  
301 282-4800

FREDERICK OFFICE  
301 293-2705

SOUTH BALTIMORE OFFICE  
1301 South Hanover Street  
Baltimore, MD 21230

*Received for*  
*2/16/90*

January 12, 1989

County Board of Appeals of Baltimore County  
Room 515  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petitioners: Alva and Nadine Hoopengardner  
Case No. DR 63-462

Gentlemen:

This will acknowledge receipt of your hearing notice in the above matter.

Unfortunately, I have a prior commitment, specifically, to attend a hearing scheduled for the Circuit Court for Howard County on the same date at the same time.

Accordingly, we would appreciate a continuance of the above matter.

If it would be easier for all persons involved you may contact my secretary and obtain available dates.

Very truly yours,

*Charles S. Mentzer*  
Charles S. Mentzer

cc: Mr. and Mrs. Alva Hoopengardner  
Phyllis C. Friedman, Esquire  
Richard S. Gendron

ALVA & NADINE HOOPENGARDNER

S/S Eddlynch Drive, 510'  
E. C/L Church Road

D.R.5.5 to BL-CNS

#R-89-462

Item #12

Cycle I - 1989

12th Election District  
7th Councilmanic District

1.17 acres

February 28, 1989 Petition filed.

Charles Mentzer, Esquire  
7902 Belair Road  
Baltimore, Maryland 21236  
882-9595

Counsel for Petitioner

Alva & Nadine Hoopengardner  
7804 Wise Avenue  
Baltimore, Maryland 21222  
285-7061

Petitioner/Legal Owners

James Earl Kraft  
Baltimore County Board of Education  
940 York Road, Towson, MD 21204

Phyllis Cole Friedman

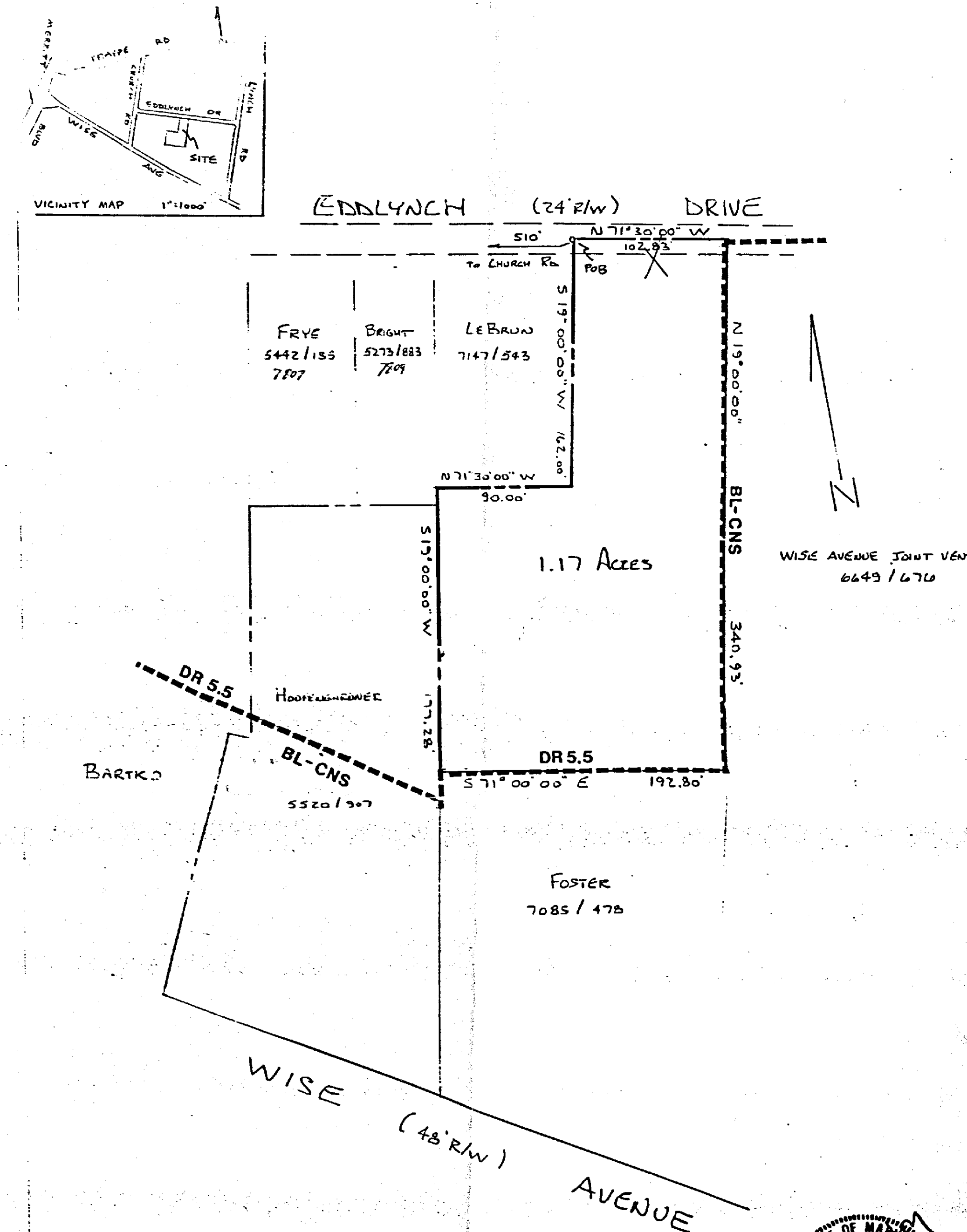
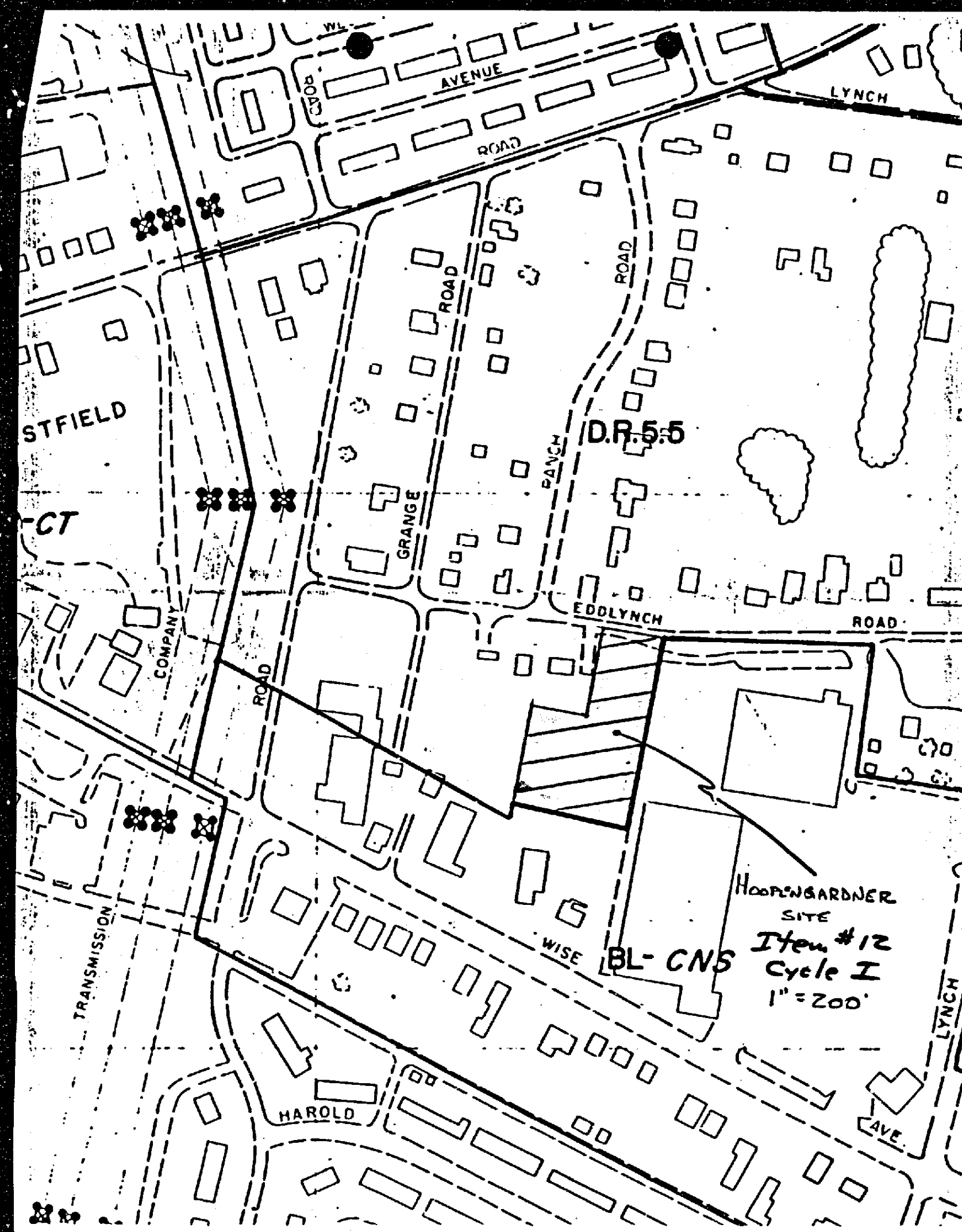
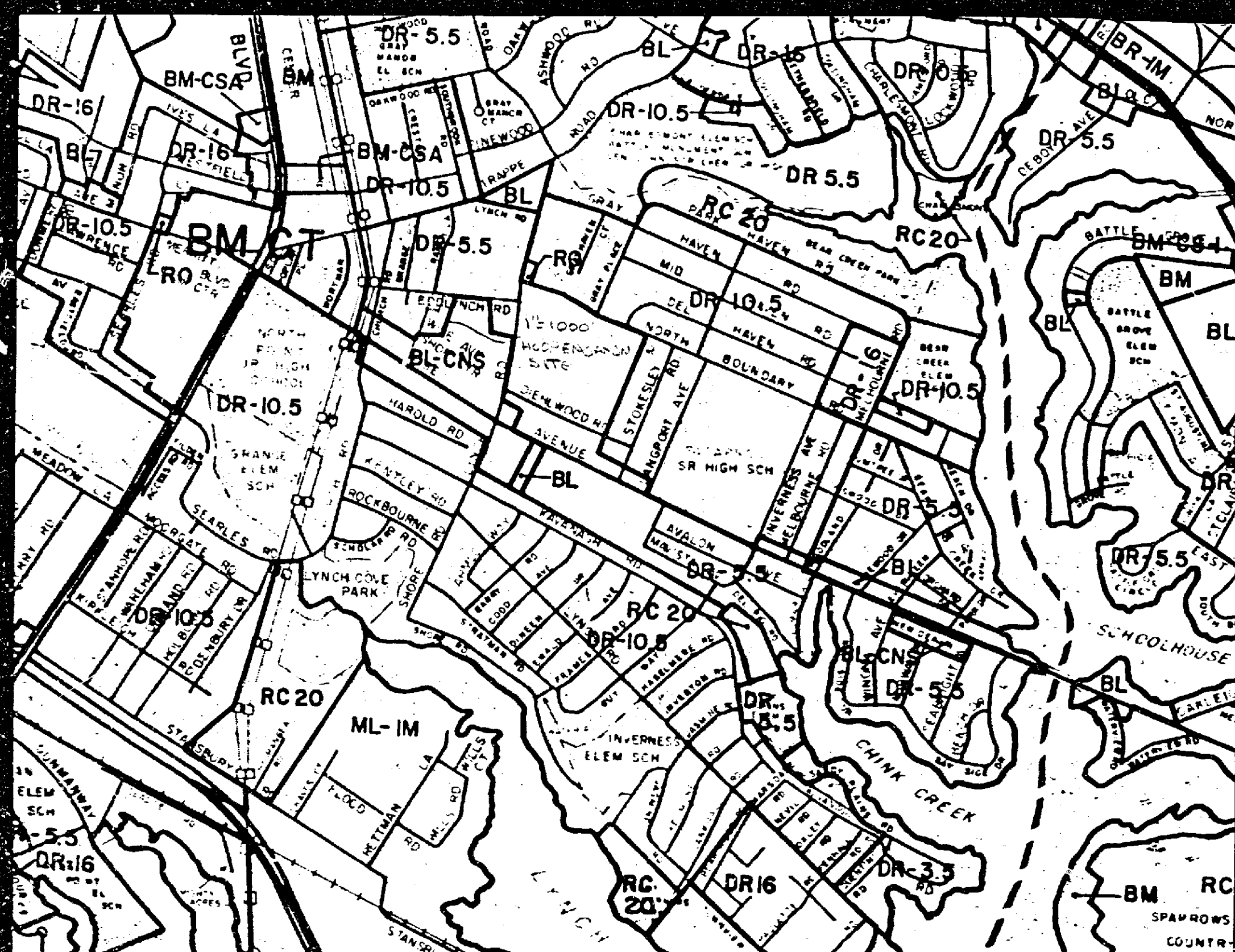
People's Counsel

P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

*Jim Thompson - #1108*

County Board of Appeals of Baltimore County  
ROOM 49 OLD COURTHOUSE  
TOWSON, MARYLAND 21204

Alva & Nadine Hoopengardner  
7804 Wise Avenue  
Baltimore, MD 21222



**ZONING RECLASSIFICATION PLAT**

HOOPENGARDNER PROPERTY  
DISTRICT 12C7 BALTIMORE COUNTY, MD  
1" = 60'

OWNER: AL HOOPENGARDNER  
7804 WISE AVENUE  
BALTO, MD 21222

PROPOSED ZONING: DR-5.5  
PROPOSED ZONING: BL-CNS

DEED REF: 6938-135 - 1.17 ACRES  
AZIMUTH CONSULTANTS  
120 CROFTSVILLE RD STE. 105  
HJUT VALLEY, MD 21031  
785-2300

*R-89-462*

Item #12  
Cycle I